Robert Ellis

look no further. . .

Cotmanhay Road
, Ilkeston DE7 8HU

A 35% SHARED OWNERSHIP PROPERTY.
TWO BEDROOMS MID TOWN HOUSE
WITH PARKING TO THE REAR.

Asking Price £52,500 Leasehold

0115 949 0044

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A TWO BEDROOM MID TOWN HOUSE WITH FRONT AND REAR GARDENS WITH PARKING TO THE REAR.

35% SHARED OWNERSHIP PROPERTY WITH RENT PAYABLE FOR THE REMAINING SHARE IN CONJUNCTION WITH PLATFORM HOUSING GROUP. IT IS UNDERSTOOD THE RENT PAYABLE FOR THE REMAINING SHARE IS £254.71 PER MONTH. THERE IS AN ADDITIONAL £24.00 PER MONTH SERVICE CHARGE. WE ASK YOU CONFIRM THIS INFORMATION WITH YOUR SOLICITORS BEFORE COMPLETION.

THE PROPERTY BENEFITS FROMT GAS CENTRAL HEATING AND DOUBLE GLAZING.

ACCOMODATION OVER TWO FLOORS COMPRISING ENTRANCE HALL, WC, KITCHEN AND LIVING ROOM TO THE GROUND FLOOR. THE FIRST FLOOR LANDING OFFERS TWO GOOD SIZE BEDROOMS AND A BATHROOM.

IDEALLY SUITED TO FIRST TIME BUYERS, WE WOULD HIGHLY RECOMMEND AN INTERNAL VIEWING.

ENTRANCE HALL
14'0" x 6'2" (4.27 x 1.90)
Panel front entrance door, stairs to the first floor, radiator, doors to kitchen, WC and living room.

WC
7'8" x 3'7" (2.36 x 1.10)
Two piece suite comprising push flush WC and wash hand basin with mixer tap and radiator.

KITCHEN
10'7" x 8'11" (3.23 x 2.74)
Equipped with a matching range of fitted base and wall storage cupboards with granite effect roll-top work-surfaces. Inset one and a half bowl sink and drainer with mixer tap, space for cooker with extractor fan over, space for fridge freezer and plumbing for washing machine. Double glazed window to the front with fitted roller blind, tiled splash-backs, wall fitted spice rack, boiler cupboard housing the gas fired central heating boiler.

LIVING ROOM
15'7" x 11'6" (4.76 x 3.51)
Panel and double glazed rear exit door to garden, double glazed window to the rear, two radiators, media points.

LANDING
Doors to both bedrooms and bathroom, loft access point and useful storage cupbpard.

BEDROOM 1
15'7" x 9'10" (4.76 x 3.00)
Double glazed window to the front, feature double glazed port-hole window also to the front and radiator.

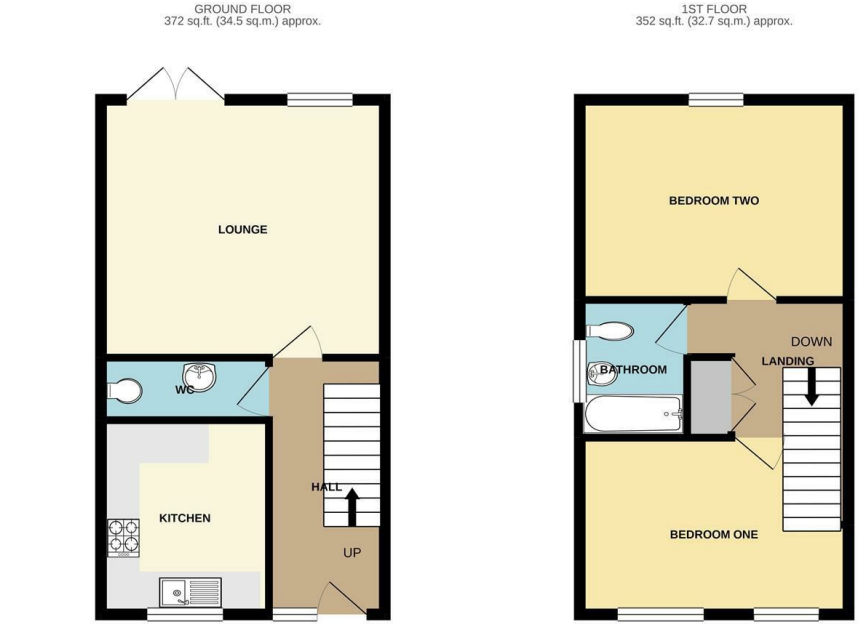
BEDROOM 2
15'7" x 7'4" (4.75 x 2.26)
Two double glazed windows to the rear, radiator.

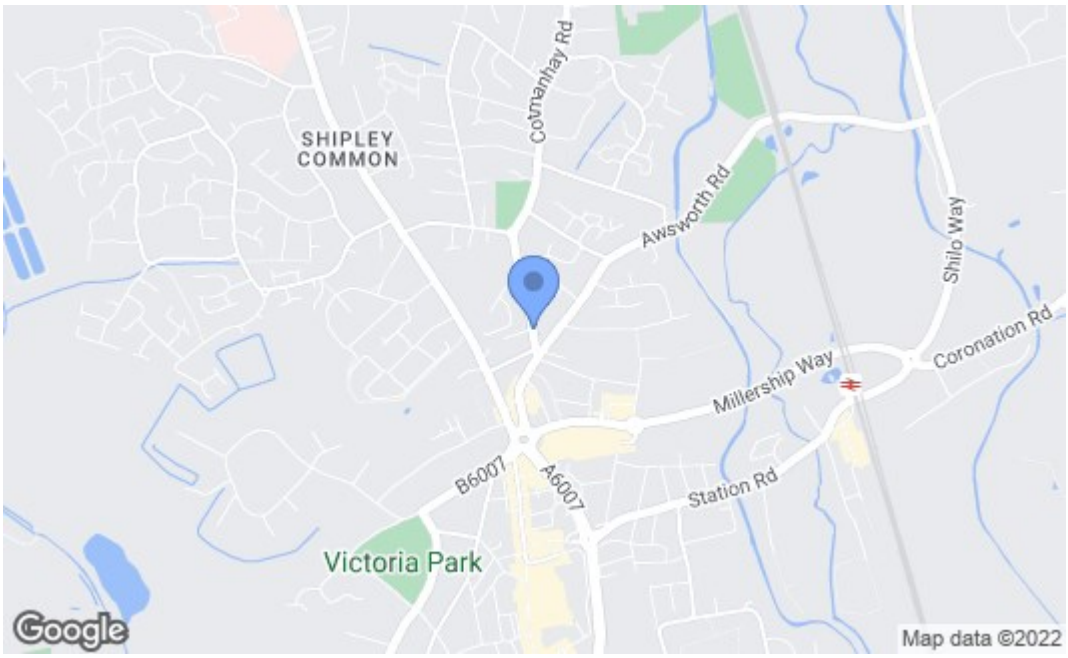
BATHROOM
7'10" x 6'9" (2.41 x 2.07)
Three piece suite comprising bathroom with shower over, push flush WC and wash hand basin with tiled splash-backs. Radiator and extractor fan.

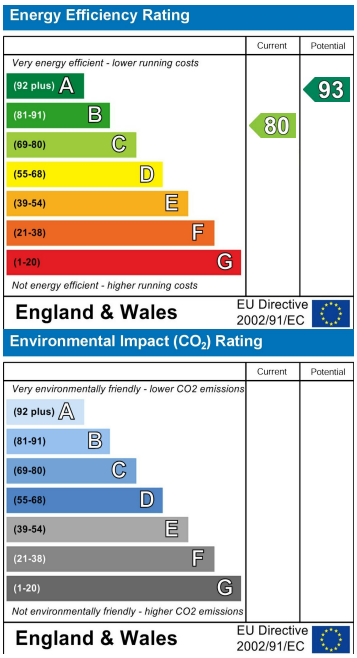
OUTSIDE
Front lawned garden with pathway to the front entrance door. Useful storage box and railings and gate to the boundary line.
To the rear garden there is a shaped lawned garden with planted rockery housing a variety of bushes and plants. Paved patio area and pathway to the rear of the garden, Timber storage shed and rear gate to the parking area.

PARKING TO THE REAR
THERE ARE TWO PARKING SPACES TO THE REAR OF THE PROPERTY ACCESSED VIA THE RIGHT HAND SIDE AS LOOKING AT THE PROPERTY.

SHARED OWNERSHIP INFORMATION
THE PROPERTY IS ALSO BEING SOLD AT 35% SHARED OWNERSHIP WTH RENT PAYABLE TO THE HOUSING ASSOCTIATION IS £254.71 PER MONTH. THERE IS ALSO AN ADDITIONAL £24.00 SERVICE CHARGE. WE DO ASK YOU CONFIRM THIS INFORMATION WITH THEM PRIOR TO COMPLETION AS THIS MAY CHANGE. YOU MUST APPLY AND BE APPROVED TO PURCHASE A PROPERTY UNDER THE SCHEME AND INVITE YOU TO FILL IN THEIR APPLICATION FORM VIA THE FOLLOWING LINK - www.helptobuyagent2.org.uk







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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